

Approved: October 15, 2019

Planning and Development Committee

Date

2019/10/07

Time

6:00 PM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present

Councillor George Carlson	Ward 11 (Chair)
Mayor Bonnie Crombie	(departed at 9:00 p.m.)
Councillor Stephen Dasko	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5 (ex-officio)
Councillor Ron Starr	Ward 6
Councillor Dipika Damerla	Ward 7 (departed at 8:23 p.m.)
Councillor Matt Mahoney	Ward 8

Members Absent

Councillor Sue McFadden	Ward 10
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Find it online

<http://www.mississauga.ca/portal/cityhall/planninganddevelopment>

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lesley Pavan, Director, Development & Design Division
Mr. Jason Bevan, Director, City Planning Strategies
Mr. Hugh Lynch, Manager, Development South
Ms. Marianne Cassin, Manager, Development Central
Mr. Chris Rouse, Manager, Development North
Ms. Michal Minkowski, Legal Counsel, Legal Services
Mr. Jeremy Blair, Manager, Transportation & Asset Management
Ms. Emma Calvert, Manager, Development Engineering, Transportation & Infrastructure
Planning Division
Mr. Ben Phillips, Development Planner
Ms. Sharon Chapman, Manager, Parks Planning, Parks & Forestry Division
Ms. Krystal Christopher, Legislative Coordinator
Ms. Stephanie Smith, Legislative Coordinator

1. **CALL TO ORDER**

Councillor Carlson called the meeting to order at 6:04 PM.

2. **DECLARATIONS OF CONFLICT OF INTEREST** – Nil.

3. **MINUTES OF PREVIOUS MEETING**

Approval of Minutes of September 16, 2019

Approved (Councillor Starr)

4. **MATTERS CONSIDERED**

4.1. **RECOMMENDATION REPORT (Ward 1)**

Sign Variance Application to permit one (1) single sided billboard sign with 100% electronic changing copy sign face and a sign area of 32.52 m² (350 ft²) - 1675 Queensway East

Applicant: Pattison Outdoor Advertising

File: SGNBLD 18-4282 VAR (W1)

Marcia Marciniak of Pattison Outdoor Advertising provided an overview of the sign variance application.

Councillor Dasko spoke to the efforts made by Pattison Outdoor Advertising and staff to work together to come up with an agreeable proposal and noted he has no issue with the applications approval.

RECOMMENDATION

PDC-0062-2019

1. That the report dated September 13, 2019 from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGNBLD 18-4282 VAR (W1), Pattison Outdoor Advertising, 1675 Queensway East be received for information.
2. That the request to permit one (1) single sided billboard sign with 100% electronic changing copy sign face and a sign area of 32.52 m² (350 ft²) be approved.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (10, 0, 2 – Absent)

4.2. **RECOMMENDATION REPORT (WARD 3)**

Sign Variance Application to permit one (1) double sided billboard sign with electronic changing copy sign faces

765 Dundas Street East

Applicant: Pattison Outdoor Advertising

File: SGNBLD 17-6915 VAR (W3)

Nathan Jankowski of Pattison Outdoor Advertising provided an overview of the sign variance application.

Councillor Fonseca spoke to the shape, size and location of the sign and noted she has no issue with the applications approval.

RECOMMENDATION

PDC-0063-2019

1. That the report dated September 13, 2019 from the Commissioner of Planning and Building regarding variances to the Sign By-law under File SGNBLD 17-6915 VAR (W3), Pattison Outdoor Advertising, 765 Dundas Street East be received for information.
2. That the request to permit one (1) double sided billboard sign with electronic changing copy sign faces be approved.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (10, 0, 2 – Absent)

- 4.3. **RECOMMENDATION REPORT (WARD 6)**
Official plan amendment application to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and the retention of the existing five storey long term care home
5510 Mavis Road, southwest corner of Mavis Road and Father D'Souza Drive
Owner: Yee Hong Centre for Geriatric Care
File: OZ 19/001 W6
Bill 139

Johnathan Famme, Development Planner, provided an overview of the application.

Councillor Ras raised a question regarding whether there are building height limitations set by the Ministry of Long-Term Care for seniors housing. In response, Mr. Famme noted he is not aware of any building height limitations.

The following persons spoke:

1. Dr. Joseph Wong, provided an overview of the Yee-Hong Centre and spoke to the language/cultural barriers, emotional and physical needs of Asian seniors. Dr. Wong noted that optimizing the use of land will provide more housing for seniors and assist in alleviating the waiting list for seniors wishing to go into a long-term care facility. Dr. Wong spoke to the need for the community to have more long term care homes for seniors.

2. Barry Morrison, CEO, Barry J. Morrison and Associates, on behalf of the applicant, provided an overview of the site plan highlighting the characteristics of the area and benefits of the project. Mr. Morrison also spoke to the proposed site in relation to the Heartland Town Centre. Mr. Morrison noted it would be challenging to build on top of the existing building.
3. Michael Spaziani, Architect, Michael Spaziani Architect Inc., on behalf of the applicant spoke to the land use of the area and provided an overview of the angular plane study. Mr. Spaziani spoke to Heartland Town Centre and intensification; zoning of the site plan; and noted that the plan respects the immediate neighbourhood and the transitioning principles.
4. Dan Teh, Partner, CXT Architects, on behalf of the applicant spoke to the landscaping of the proposed development; footprints of buildings by height; amenity space; health and wellness area for all seniors to drop in; and the assistant and independent living space.
5. John Alberico, Principal, RWDI, on behalf of the applicant, provided an overview of the shadow and wind study that was done on the proposed site. Mr. Alberico spoke to the minor breaches found on the shadow study; solar harvesting; wind activity and wind mitigation.
6. Ben So, resident, spoke to the challenges faced when looking for long term care housing for his parents and noted the stresses it places on the primary caregiver. Mr. So commented on the benefits of the Yee Hong Centre and requested approval of the plan amendment.
7. Josephine Bau, resident, spoke in support of the application and requested for the plan's approval. Ms. Bau spoke to the needs of seniors in the community and noted that seniors can help the community by volunteering at churches, schools and at the Yee Hong Centre.
8. Andre Mack, resident, spoke in support of the application and made comments on the positive impact the Yee Hong Centre will have on seniors in the community.
9. Fiza Issa, resident, raised concerns regarding the development noting that she is oppose to the Yee Hong Centre being built at that location as it will have a negative impact on residents in the area. Ms. Issa spoke to the following concerns: traffic congestion; parking; lack of sunlight; and the size of the building.

10. Scarlett Chen, resident, commented on the issues with lack of senior housing in City and the need for a centre like Yee Hong in Mississauga to provide care to seniors. Ms. Chen spoke to the concerns raised by staff with the development and raised a question if an agreement could be reached so both parties are content.
11. Agnes Chung, resident, spoke in support of the application noting that the centre will ease congestion in hospitals and spoke to the benefits the centre will have to the City.
12. Peter Yuen, resident, made comments regarding the applications approval and spoke in support of the Yee Hong Centre. Mr. Yuen noted that the City should take into consideration the results of the study's that were conducted to make their decision as it that shows that residents in the area will not be impacted by the building.

Councillor Damerla raised a question regarding whether more floors could be built on top of the existing Yee Hong Centre building. In response, Dan Teh, Partner, CXT Architects, noted that additional floors cannot be added to the existing building due to its structure.

Councillor Parrish made comments on lowering the height of the building and raised concerns regarding the application noting that it will set a bad precedent for neighbourhoods. Councillor Parrish spoke to Ward 5 residents not being invited to meetings; not supporting the application; current traffic issues in the area; and whether the Yee Hong Centre would qualify for its own exit on Mavis Road. In response, Johnathan Famme, Development Planner and Lin Rogers, Project Manager Transportation, noted that a traffic study has not been done as yet and one will be done in the area if the application is approved to determine if the centre will qualify for an exit onto Mavis Road.

Councillor Starr spoke in support of the Yee Hong Centre and to the future need for senior homes. Councillor Starr noted he will be proposing a motion to support the application to allow for the development of the extension of the Yee Hong Centre.

Mayor Crombie and Councillor Damerla spoke in support of the motion; Yee Hong Centre's accomplishments; the need for long-term care facilities and senior housing; height of the building; the importance of culturally appropriate care for seniors; concerns raised by residents; and reducing the height of the building.

RECOMMENDATION

PDC-0064-2019

1. WHEREAS the Recommendation Report dated August 23, 2019 from the Commissioner of Planning and Building recommends the application by Yee Hong Centre for Geriatric Care for Official Plan Amendment to permit an 18 storey seniors' apartment building, 13 storey retirement home/seniors' apartment building, hospice, and retention of the existing 5 storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, cannot be supported;

AND WHEREAS the Provincial Policy Statement directs municipalities to accommodate an appropriate range and mix of residential uses (including housing for older persons) and institutional uses (including long-term care homes) to meet long term needs;

AND WHEREAS the Provincial Growth Plan's policies are based on key principles including building complete communities, prioritizing intensification, and supporting a range and mix of housing options;

AND WHEREAS the Region of Peel Official Plan seeks to provide for the needs of the Region's changing age structure and allow opportunities for residents to live in their own communities as they age, and making available housing for residents with special needs including provision of accessible housing and appropriate support services;

AND WHEREAS Mississauga Official Plan directs that the City will provide opportunities for the production of housing for those with special needs, such as housing for the elderly;

AND WHEREAS the 2016 population of seniors aged 65 plus in Mississauga was 101,780 people (14% of the population), and is projected to more than double by 2041 to 234,220 people (27% of the population);

AND WHEREAS Yee Hong Centre for Geriatric Care is a well-respected non-profit leader in the provision of senior care in the Greater Toronto Area;

AND WHEREAS the Yee Hong Centre for Geriatric Care currently has a waiting list of 416 individuals in Mississauga;

NOW THEREFORE LET IT BE RESOLVED THAT the application by Yee Hong Centre for Geriatric Care for an official plan amendment to permit a maximum of 18 storey seniors’ apartment building, a maximum of a 13 storey retirement home/seniors’ apartment building, hospice, and retention of the existing 5 storey long term care home, under File OZ 19/001 W6, 5510 Mavis Road, be approved, and that staff be directed to prepare the official plan amendment for Council’s passage.

- 2. That the twelve oral submissions be recieved

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish		X		
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (9, 1, 2 – Absent)

- 4.7. **PUBLIC MEETING INFORMATION REPORT (WARD 7)**
Rezoning application to permit four semi-detached homes
2476 and 2482 Confederation Parkway, southwest corner of Dunbar Road and
Confederation Parkway
Owner: 2629604 Ontario Ltd.
File: OZ 19/007 W7
Bill 139

David Sajecki, Sajecki Planning, provided an overview of the application.

Councillor Damerla made comments supporting the application and requested that in addition to receiving the application, notwithstanding the planning protocol, that staff refer the Recommendation Report and applicable by-laws directly to Council.

RECOMMENDATION

PDC-0065-2019

That the report dated September 13, 2019 from the Commissioner of Planning and Building regarding the application by 2629604 Ontario Ltd. to permit four semi-detached homes, under File OZ 19/007 W7, 2476 and 2482 Confederation Parkway, be received for information, and further that notwithstanding planning protocol, that the Recommendation Report and applicable by-laws go directly to Council.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac			X	
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla	X			
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (9, 0, 3 – Absent)

4.4. **REMOVAL OF THE "H" HOLDING SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 3)**

Application to remove the "H" Holding Symbol to permit a 14 storey apartment building and 16 stacked townhomes

4064, 4070 and 4078 Dixie Road, west side of Dixie Road, north of Burnhamthorpe Road East

Owner: Hazelton Development Corp.

File: H-OZ 18/004 W3

No discussion took place on this item.

RECOMMENDATION

PDC-0066-2019

That the report dated September 13, 2019, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 18/004 W3, Hazelton Development Corp., 4064, 4070 and 4078 Dixie Road, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			X	
Councillor M. Mahoney			X	
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (8, 0, 4 – Absent)

- 4.5. **REMOVAL OF THE "H" SYMBOL FROM ZONING BY-LAW 0225-2007 (WARD 3)**
Application to remove the "H" Holding Symbol for the extension of Winchester Drive
4560-4570 and 4572 Tomken Road
Owner: DeZen Realty Company Limited
File: H-OZ 18/003 W3

Councillor Fonseca briefly spoke to the reason for the application.

RECOMMENDATION

PDC-0067-2019

That the report dated September 13, 2019, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under File H-OZ 18/003 W3, DeZen Realty Company Limited, 4560-4570 and 4572

Tomken Road, be adopted and that the Planning and Building Department be authorized to prepare the by-law for Council's passage.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			X	
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (9, 0, 3 – Absent)

- 4.6. **PUBLIC MEETING INFORMATION REPORT (WARD 1)**
Rezoning application to permit a 22 storey condominium apartment building with 313 residential units, 3 live/work units and four levels of underground parking 78 Park Street East and 22 – 28 Ann Street, west of Hurontario Street, north of Park Street East
Owner: Edenshaw Ann Developments Limited
File: OZ 19/008 W1
Bill 139

Dana Anderson, MHBC Planning, provided an overview of the application.

Mansour Kazerouni, IBI Group, provided an overview of the architect, design and site plan proposal.

The following persons spoke:

1. John James, resident, raised concerns with the development and made comments regarding traffic congestion, exposure to sunlight for tenants at his building, pedestrian traffic and transit service.

2. Lila McGregor, resident, raised concerns with the development and spoke to traffic congestion, infrastructure of the area and the lack of a grocery store that is walking distance.
3. A resident of the area raised concerns regarding traffic congestion.

Councillor Dasko spoke to the Port Credit area; traffic impact study; density of the area; home located north of the development site; and the report noting it is being received for information.

Lin Rogers, Project Manager Transportation spoke to the traffic impact and lakeshore corridor study that was conducted noting increasing transit in the area will reduce the use of vehicles.

RECOMMENDATION

PDC-0068-2019

1. That the report dated September 13, 2019, from the Commissioner of Planning and Building regarding the application by Edenshaw Ann Developments Limited to permit a 22 storey condominium apartment building with 313 residential units, 3 live/work units and four levels of underground parking, under File OZ 19/008 W1, 78 Park Street East and 22 – 28 Ann Street, be received for information.
2. That the three oral submission be received

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie	X			
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			X	
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (9, 0, 3 – Absent)

4.8. **PUBLIC MEETING INFORMATION REPORT (ALL WARDS)**
Potential Zoning By-law Amendments for Accessory Motor Vehicle Sales File: BL.09-MOT (All Wards)

Jordan Lee, Planner, provided an overview of the report and spoke to the zoning amendments for accessory motor vehicle sales.

Councillor Ras raised the following questions: how the limit of 20 percent of vehicles stored indoors at facilities was reached; whether the industry was solicited for input; and the amount of minor variance applications that are approved by Committee of Adjustment.

Councillor Parrish spoke to reaching out to industry in the area for input and spoke to current motor vehicle sales establishments that are not abiding to the By-law.

Councillor Starr spoke to educating smaller motor vehicle sales establishments and receiving input from the industry and how public input will be received.

Councillor Carlson spoke to permitting gas bars and rental facilities in addition to the sale of vehicles.

In response, Mr. Lee spoke to the 20 percent standard used under the By-law noting that the standard is there to ensure the primary use of the facility is not for motor vehicle sales. Mr. Lee noted that staff will get input from the industry before bringing a report back to Council and spoke to majority of minor variance applicants received being approved.

Lesley Pavan, Director, Development & Design Division, spoke to ways of receiving input from the industry and locating small vehicle sales establishments.

RECOMMENDATION

PDC-0069-2019

That the report dated September 13, 2019, from the Commissioner of Planning and Building regarding potential zoning by-law amendments for accessory motor vehicle sales under File BL.09-MOT (All Wards), be received for information.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			X	
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (8, 0, 4 – Absent)

4.9. **GATEWAY CORPORATE CENTRE CHARACTER AREA - CITY-INITIATED ZONING BY-LAW AMENDMENT - PUBLIC MEETING**

Christian Binette, Planner, provided an overview of the Zoning By-law amendment in the report noting that staff are seeking feedback from residents.

The following persons spoke:

1. Danny Miniskovich, resident, raised concerns whether the existing uses will be permitted if the by-law were changed and how expansion would be affected by the new zoning.
2. Bruce Richmond, resident, raised concerns whether the currently zoned sites will be maintained and grandfathered.

In response, Mr. Binette spoke to changing the wording in the draft to permit recognize the existing zoning provisions for existing sites and limited expansion to existing zoning.

RECOMMENDATION

PDC-0070-2019

1. That the submissions made at the public meeting held on October 7, 2019, to consider the report “Gateway Corporate Centre Character Area – City-initiated Zoning By-law Amendment – Public Meeting” dated September 13, 2019, be received; and

2. That staff report back to the Planning and Development Committee on the submissions made, outlining any modifications to the original proposed zoning changes, if necessary.
3. That the two oral submissions be received

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko			X	
Councillor K. Ras	X			
Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			X	
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (7, 0, 5 – Absent)

4.10. **DRAFT PROVINCIAL POLICY STATEMENT 2019**

No discussion took place on this item.

RECOMMENDATION

PDC-0071-2019

1. That the report titled “*Draft Provincial Policy Statement 2019*” from the Commissioner of Planning and Building, dated August 23, 2019, be received for information.
2. That Council endorse positions and comments contained in this report and Appendix 1.
3. That the City Clerk forward the report to the Ministry of Municipal Affairs and Housing.

Recorded Vote	YES	NO	ABSENT	ABSTAIN
Mayor B. Crombie			X	
Councillor S. Dasko	X			
Councillor K. Ras	X			

Councillor C. Fonseca	X			
Councillor J. Kovac	X			
Councillor C. Parrish	X			
Councillor R. Starr	X			
Councillor D. Damerla			X	
Councillor M. Mahoney	X			
Councillor P. Saito			X	
Councillor S. McFadden			X	
Councillor G. Carlson	X			

Carried (8, 0, 4 – Absent)

ADJOURNMENT – 9:33 PM (Councillor Starr)